

# CORNERSTONE

RESEARCH CENTER



LAB SPACE FOR LEASE IN WESTERN SORRENTO MESA  
6181-6199 CORNERSTONE COURT | SAN DIEGO, CA 92121

# CORNERSTONE



## CORNERSTONE

### RESEARCH CENTER

- Move-in ready light lab spec suites.
- Flexible floor plates with contiguous combination options.
- Mix of flex lab and office spaces with lab support rooms, shipping and receiving areas, private, in-suite restrooms and kitchenettes.
- Prime location in Western Sorrento Mesa with Easy access to Mira Mesa Blvd and I-805.
- Quiet professional lab/R&D project in the heart of Sorrento Mesa.
- Communal conference room and kitchen available to all tenants in the park and free of charge to use.
- Ability to rent individual benches and chemical fume hoods from ownership.
- Low lab nets \$0.37/SF.
- Office nets \$0.50/SF.
- 4% management fee
- Fiber connectivity to the project.
- Gas service to the project.
- Cargo Café on-site serving coffee/smoothies, food and more.



SHARED  
CONFERENCE  
ROOM



PARKING RATIO  
3.6/1,000SF



PROFESSIONAL  
LAB/R&D PROJECT



CAFÉ ON-SITE

Site Plan



CORNERSTONE  
RESEARCH CENTER

Availability

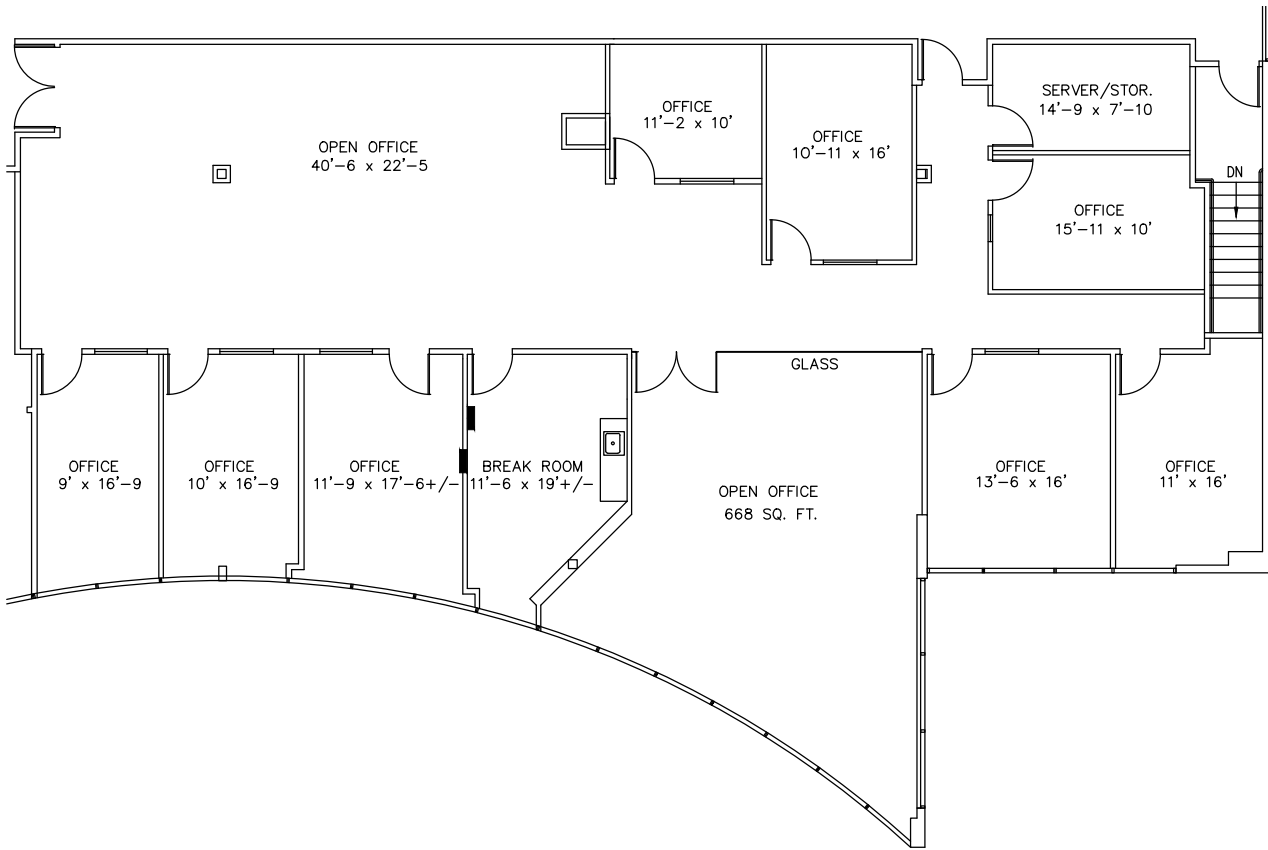
| Building | Suite | RSF   | Description                                                                                                            | Available |
|----------|-------|-------|------------------------------------------------------------------------------------------------------------------------|-----------|
| 6190     | 220   | 4,522 | Move-in ready office space, 8 private offices, conference room, kitchen, open bullpen area and abundant natural light. | Available |
| 6197     | 101   | 1,064 |                                                                                                                        | 10/1/2026 |
| 6197     | 103   | 1,166 | GL door                                                                                                                | 9/1/2026  |



6190 Cornerstone Ct.

Suite 220

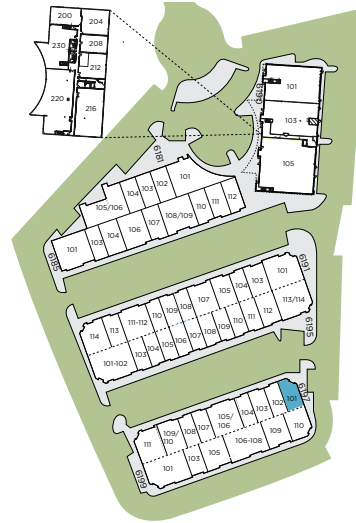
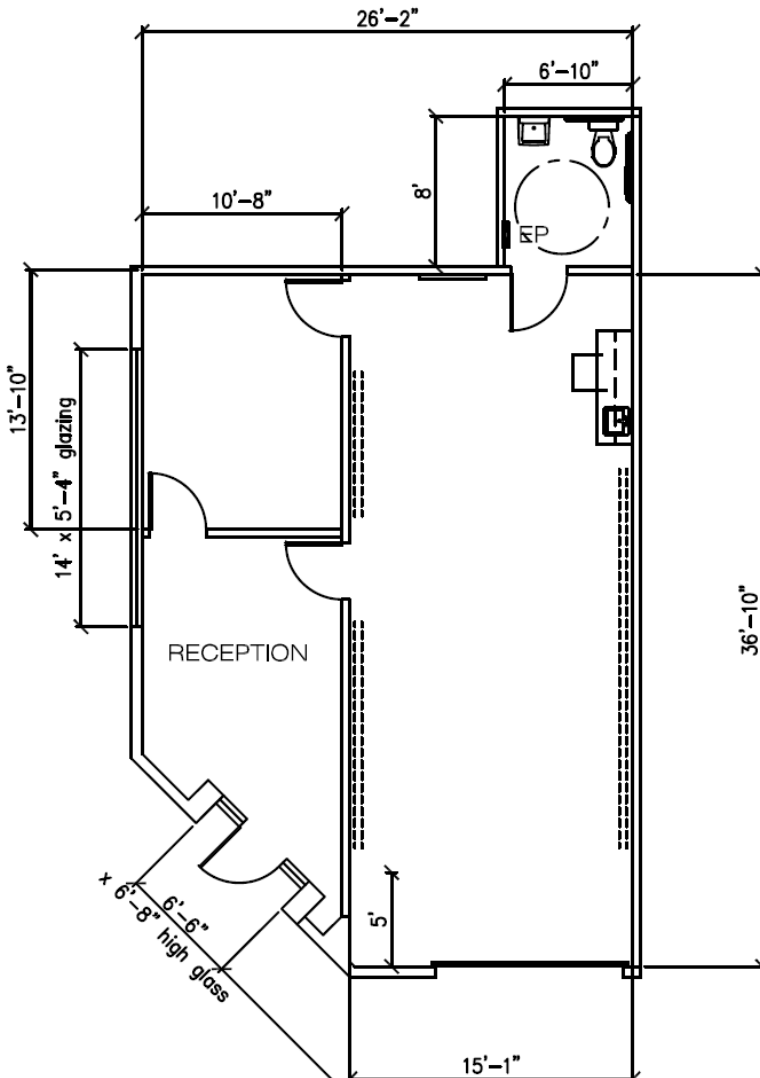
- 4,522 RSF
- Move-in ready office space, 8 private offices, conference room, kitchen, open bullpen area, abundant natural light
- Available



6197 Cornerstone Ct.

Suite 101

- 1,064 RSF
- Available 10/1/2026

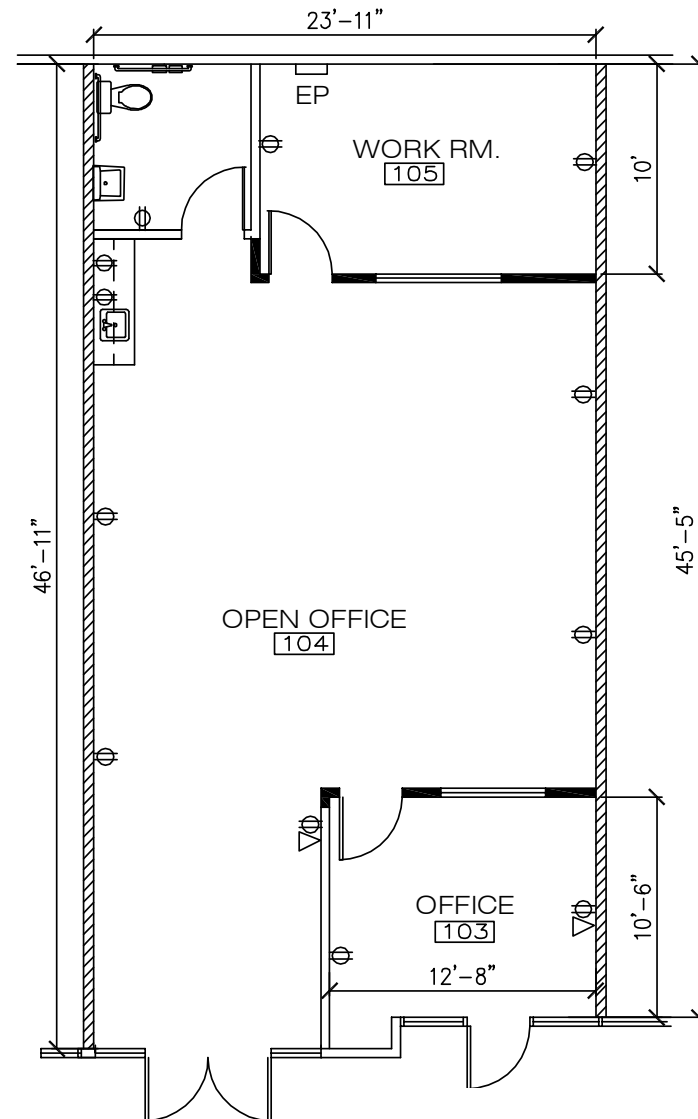


## 6197 Cornerstone Ct.

- 1,166 RSF
- Available 9/1/2026



### Suite 103



## NEIGHBORHOOD





**C O R N E R S T O N E**  
RESEARCH CENTER

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